



Crookston Road | Eltham, SE9 1YD

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Guide Price £525,000 - £550,000

Freehold

EPC = E

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## Crookston Road, Eltham

A simply stunning three bedroom semi detached family home benefitting from a 30ft through lounge/dining Room, modern kitchen, four piece bathroom suite and 80ft garden and off street parking.

### Property Features

- Through Lounge/Dining Room
- Modern Fitted Kitchen
- Four Piece Bathroom Suite
- Approx 80ft Rear Garden
- Summerhouse/Bar
- Off Street Parking



# Interior

**Entrance Porch:** Tiled flooring.

**Entrance Hall:** Under stairs storage, carpet to stairs and parquet flooring.

**Lounge:** 4.09m x 3.60m (13'5" x 11'10") Feature fireplace with surround, double glazed bay window to front and French doors leading to rear garden. Parquet flooring.

**Dining Room:** 4.45m x 3.30m (14'7" x 10'10")

**Kitchen:** 4.00m x 2.20m (13'1" x 7'3") Fitted with a range of modern wall and base units with complimentary wooden work surfaces. Integrated double oven, hob and filter hood. Space for appliances, part tiled walls and solid wood flooring.

**Landing:** Access to loft and carpet as fitted.

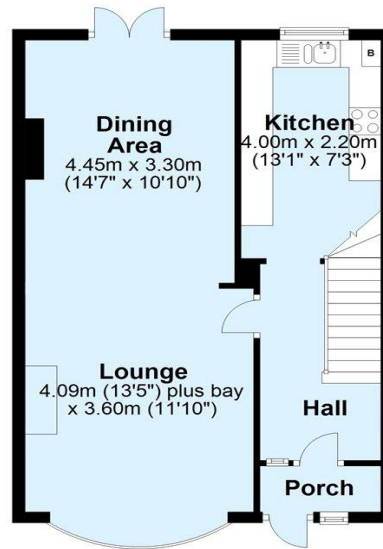
**Bedroom 1:** 4.48m x 3.48m (14'8" x 11'5") Double glazed window to rear, built in wardrobes and carpet as fitted.

**Bedroom 2:** 3.75m x 3.17m (12'4" x 10'5") Double glazed bay window to front, built in wardrobe and carpet as fitted.

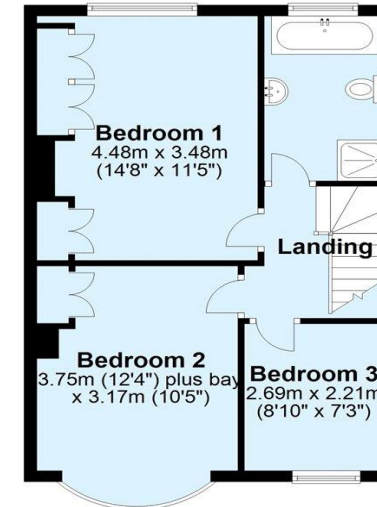
**Bedroom 3:** 2.69m x 2.21m (8'10" x 7'3") Double glazed window to front and carpet as fitted.

**Bathroom:** 3.07m x 1.78m (10'1" x 5'10") Fitted with a four piece bathroom suite comprising a vanity wash hand basin, low level WC, tile sided bath and a walk in shower cubicle with rainfall shower. Tiled walls and flooring.

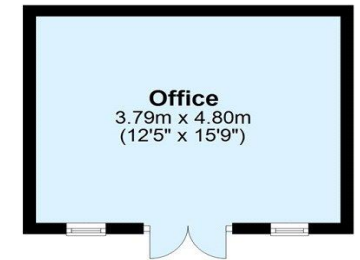
**Ground Floor**  
Approx. 48.8 sq. metres (524.9 sq. feet)



**First Floor**  
Approx. 46.0 sq. metres (495.2 sq. feet)



**Outbuilding**  
Approx. 18.2 sq. metres (195.6 sq. feet)



Total area: approx. 112.9 sq. metres (1215.8 sq. feet)





## Property Location

Crookston Road, Eltham, SE9 1YD



## Exterior

**Rear Garden:** Mainly laid to lawn with flag stone paved patio. Outside power and gate to side.

**Outbuilding/Summerhouse:** 3.79m x 4.80m (12'5" x 15'9") Power and lighting, fitted bar and wood style laminate flooring.

**Off Street Parking:** Driveway to front for two cars.

FOR MORE INFORMATION  
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